

**PLANNING COMMISSION SITE PLAN
CONDITIONAL USE PERMIT REVIEW SHEET**

CASE NUMBER: SPC-2010-0061C **PLANNING COMMISSION DATE:** N/A

ADDRESS: 202 South Lamar Blvd.

PROJECT NAME: The New Theatre at Zach

WATERSHED: Town Lake (Urban)

AREA: 27.21 Acres, w/ Appx. 103,024 sq. ft. Limits of Construction

EXISTING ZONING: P, Public, CS, Commercial Services and CS-1, Commercial Liquor Sales

PROPOSED USE: Theatre

APPLICANT: City of Austin, (Nick Naccarato)
P.O. Box 1088
Austin, TX 78767 (512) 974-7115

DEVELOPER: Zachary Scott Theatre Center (Susan Benz)
1510 Toomey Road
Austin, TX, 78704

AGENT: UTE Consultants Inc. (Joan Ternus P.E.)
7401 B Hwy 71, Suite 200
Austin, TX 78735

CASE MANAGER: Nikki Hoelter 974-2863
Nikki.hoelter@ci.austin.tx.us

PROPOSED DEVELOPMENT:

The applicant is requesting approval of a Conditional Use Permit for the development of the existing Zachary Scott site to expand and construct a new 2 story, 29,869 square foot theatre, with a fly tower, plaza, rain garden, and sidewalk improvements. Because it is zoned "P"-Public, and the site improvements are greater than one acre in size, a Conditional Use Permit is required, to establish the site development regulations for the site, according to the Land Development Code Section 25-2-625. The site consists of three zoning districts, P, Public, CS, Commercial Services and CS-1, Commercial Liquor Sales, however the P zoning districts triggers a CUP, otherwise the project would not require Commission approval.

WAIVER REQUESTS:

1. Entryways or architectural detailing is required to break the continuity of nontransparent base walls. (3) Except for transparent glass required by this subsection, natural building materials are required for an exterior surface visible from park land adjacent to Town Lake. [LDC Section 25-2-733(E)(2)(3)]

2. For a ground level wall that is visible from park land or a public right of way that adjoins parkland, at least 60 percent of the wall area that is between 2 and 10 feet above grade must be constructed of clear or lightly tinted glass. The glass must allow pedestrians a view of the interior of the building.[LDC Section 25-2-733(E)(1)]

SUMMARY STAFF RECOMMENDATION:

Staff recommends approval of the Conditional Use Permit and both waivers. The site is currently developed and used for the Zach Scott theatre. The architect, owner (City of Austin) and Zach Scott representatives have worked diligently to propose a plan and structure to meet the intent of the Waterfront Overlay ordinance, while also trying to accommodate the functionality of a theatre. The site plan will comply with all requirements of the Land Development Code.

PROJECT INFORMATION

SITE AREA	1,185,267.6 Sq. Ft.	27.21 acres		
EXISTING ZONING	P, CS-1 and CS			
WATERSHED	Town Lake (Urban)			
WATERSHED ORDINANCE	Comprehensive Watershed Ordinance (Urban)			
TRAFFIC IMPACT ANALYSIS	Not required			
CAPITOL VIEW CORRIDOR	None			
PROPOSED ACCESS	Toomey Road, Riverside Dr. extension, Lamar Blvd.			
P, Public zoning district (26.35 acres)	Allowed/Required	Existing	Proposed	
FLOOR-AREA RATIO	n/a	22,852 sf	.05:1;	52,721 sf
BUILDING COVERAGE	n/a	24,927 sf	3.64%	41,753 sf;
IMPERVIOUS COVERAGE	n/a	12.94%	17.62%;	202,253 sf
PARKING**	333 spaces; 266 spaces w/20% reduction	295	299	

CS-1 zoning district (.20 acres)	Allowed/Required	Existing	Proposed
FLOOR-AREA RATIO	2:1	.95:1	0
BUILDING COVERAGE	95%	8862 sf	0
IMPERVIOUS COVERAGE	95%	8891 sf	0

CS zoning district (.66 acres)	Allowed/Required	Existing	Proposed
FLOOR-AREA RATIO	2:1	.50:1	0
BUILDING COVERAGE	95%	12,200 sf	0
IMPERVIOUS COVERAGE	95%	27,613 sf	27, 521 sf; 95%

** Entire site - PARD facility, theatre, and softball fields

WATERFRONT OVERLAY SUBDISTRICT: Butler Shores

Primary setback: 100 feet landward from the Town Lake shoreline

Secondary setback: 100 feet from the primary setback line of Town Lake

PARK NAME: Town Lake – Butler Shores

NEIGHBORHOOD PLAN: South Lamar Combined Neighborhood Planning Area - Zilker

PLANNING COMMISSION ACTION: The conditional use site plan is not yet scheduled for Planning Commission

***See attachment for a list of all Boards and Commission dates and recommendations.

SUMMARY COMMENTS ON SITE PLAN:

The proposed theatre is located on a developed site, which currently has two Zach Scott theatre buildings, an art workshop building, Parks and Recreation office building and surface parking. Zach Scott entered into a 99 year lease agreement with the City of Austin to continue operating and to expand the theatre use. One lot which fronts on Toomey Road is owned by Zach Scott, and the remainder of the site is owned by the City of Austin. Additional improvements include sidewalks improvements along Riverside Drive built to Core Transit Corridor Standards as required by Subchapter E, Commercial Design Guidelines. The applicant will also provide a rain garden, which will provide water quality and landscaping, and a plaza for theatre patrons.

This parcel is totally within the Waterfront Overlay, Butler Shores Subdistrict. With the exception of the two waiver requests, this project is in compliance with heights, setbacks, impervious cover and use limitations of the Waterfront Overlay district.

The applicant is requesting a Waterfront Planning and Advisory Board recommendation for approval of this conditional use permit plan, with the variances to the clear or tinted glass requirement as well as the utilization of natural building material requirement for buildings visible to Town Lake. The design meets the intent of the requirement.

COMPATIBILITY

Compatibility standards are not triggered for this site. The site is surrounded by compatible uses and zoning districts.

EXISTING ZONING AND LAND USES

	ZONING	LAND USES
<i>Site</i>	P, CS-1, CS	Theatre, art workshop, PARD office and surface parking
<i>North</i>	P	Softball fields, hike and bike trail and Town Lake
<i>South</i>	CS-V	Restaurant, Mixed use commercial/condos
<i>East</i>	CS-V, CS, CS	Restaurant, Mixed use commercial/condos
<i>West</i>	P	Softball fields, offices

ABUTTING STREETS

Street	Right-of-Way Width	Pavement Width	Classification
So. Lamar Blvd.	Varies	Approx. 90'	Major Arterial, 4 lane divided, Scenic Roadway and Core Transit Corridor
Toomey Rd.	Varies	Approx. 30'	Collector
Riverside Dr. extension	Varies	Approx. 40'	

NEIGHBORHOOD ORGANIZATION:

1075- League of Bicycling Voters
 767- Downtown Austin Neighborhood Coalition
 786- Homebuilders Assn. Of Greater Austin
 623- City of Austin Downtown Commission
 511- Austin Neighborhood Council
 498- South Central Coalition
 1037-Homeless Neighborhood Assn
 1004-Save Town Lake Org.
 1200- Super Duper Neighborhood Objectors and Appeals Organization
 1228 - Sierra Club
 107 - Zilker Neighborhood Association
 498 - South Central Coalition

CONDITIONAL USE PERMIT REVIEW AND EVALUATION CRITERIA

The following evaluation is included to provide staff position on each point of the conditional use permit criteria. Section 25-5-145 of the Land Development Code states: “The Commission shall determine whether the proposed development or use of a conditional use site plan complies with the requirements of this section.

A conditional use site plan must:

1. **Comply with the requirements of this title;** Staff response: This application complies with the requirements of this title.
2. **Comply with the objectives and purposes of the zoning district;** Staff response: This application complies with the objectives and purposes of the zoning district. All uses as shown are permitted uses, consistent with this zoning district.
3. **Have building height, bulk, scale, setback, open space, landscaping, drainage, access, traffic circulation, and use that is compatible with the use of an abutting site;** Staff response: This application is compatible with the requirements of the zoning district. This site will comply with all compatibility standards.
4. **Provide adequate and convenient off-street parking and loading facilities;** Staff response: Adequate and convenient off-street parking is provided in compliance with LDC standards for this site.
5. **Reasonably protect persons and property from erosion, flood, fire, noises, glare, and similar adverse effects;** Staff response: The proposed project does not contribute additionally to any of these adverse effects. This application has been reviewed for erosion and drainage controls, fire access, and meets or exceeds all code requirements.
6. **For conditional use located within the East Austin Overlay district, comply with the goals and objectives of a neighborhood plan adopted by the City Council for the area in which the use is proposed.** Staff response: The proposed project is not in the East Austin Overlay. It is in the South Lamar Combined Neighborhood Planning Area, Zilker district, which is a plan in progress.

A Conditional Use Site Plan May Not:

1. **More adversely affect an adjoining site than would a permitted use;** Staff response: The site plan will conform with all regulations and standards established by the Land Development Code. This proposed site plan does not more adversely affect an adjoining site than would a regularly permitted use in a P zoning district. The addition of this theatre building with the rain garden and amenities enhances the public use of the site.
2. **Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area;** Staff response: Development of this site will not adversely affect the safety or convenience of vehicular or pedestrian circulation.

3. **Adversely affects an adjacent property or traffic control through the location, lighting, or type of signs;** Staff response: The proposed project does not affect adjacent properties or traffic control through its location, lighting or type of signs. Lighting will be shielded and signs will comply with the sign ordinance.

EXISTING TREE TABLE

NO.	SP. NO.	SP. NAME	SP. SIZE
1	101	101	101
2	102	102	102
3	103	103	103
4	104	104	104
5	105	105	105
6	106	106	106
7	107	107	107
8	108	108	108
9	109	109	109
10	110	110	110
11	111	111	111
12	112	112	112
13	113	113	113
14	114	114	114
15	115	115	115
16	116	116	116
17	117	117	117
18	118	118	118
19	119	119	119
20	120	120	120
21	121	121	121
22	122	122	122
23	123	123	123
24	124	124	124
25	125	125	125
26	126	126	126
27	127	127	127
28	128	128	128
29	129	129	129
30	130	130	130
31	131	131	131
32	132	132	132
33	133	133	133
34	134	134	134
35	135	135	135
36	136	136	136
37	137	137	137
38	138	138	138
39	139	139	139
40	140	140	140
41	141	141	141
42	142	142	142
43	143	143	143
44	144	144	144
45	145	145	145
46	146	146	146
47	147	147	147
48	148	148	148
49	149	149	149
50	150	150	150

PLANT LIST:

QTY	COMMON NAME	BOTANICAL NAME	SIZE
1	1	1	1
2	2	2	2
3	3	3	3
4	4	4	4
5	5	5	5
6	6	6	6
7	7	7	7
8	8	8	8
9	9	9	9
10	10	10	10
11	11	11	11
12	12	12	12
13	13	13	13
14	14	14	14
15	15	15	15
16	16	16	16
17	17	17	17
18	18	18	18
19	19	19	19
20	20	20	20
21	21	21	21
22	22	22	22
23	23	23	23
24	24	24	24
25	25	25	25
26	26	26	26
27	27	27	27
28	28	28	28
29	29	29	29
30	30	30	30
31	31	31	31
32	32	32	32
33	33	33	33
34	34	34	34
35	35	35	35
36	36	36	36
37	37	37	37
38	38	38	38
39	39	39	39
40	40	40	40
41	41	41	41
42	42	42	42
43	43	43	43
44	44	44	44
45	45	45	45
46	46	46	46
47	47	47	47
48	48	48	48
49	49	49	49
50	50	50	50

LANDSCAPE CALCULATIONS:

Item	Quantity	Unit	Total
1	1	1	1
2	2	2	2
3	3	3	3
4	4	4	4
5	5	5	5
6	6	6	6
7	7	7	7
8	8	8	8
9	9	9	9
10	10	10	10
11	11	11	11
12	12	12	12
13	13	13	13
14	14	14	14
15	15	15	15
16	16	16	16
17	17	17	17
18	18	18	18
19	19	19	19
20	20	20	20
21	21	21	21
22	22	22	22
23	23	23	23
24	24	24	24
25	25	25	25
26	26	26	26
27	27	27	27
28	28	28	28
29	29	29	29
30	30	30	30
31	31	31	31
32	32	32	32
33	33	33	33
34	34	34	34
35	35	35	35
36	36	36	36
37	37	37	37
38	38	38	38
39	39	39	39
40	40	40	40
41	41	41	41
42	42	42	42
43	43	43	43
44	44	44	44
45	45	45	45
46	46	46	46
47	47	47	47
48	48	48	48
49	49	49	49
50	50	50	50

STREET YARD

Street: Lamar Blvd

Right-of-Way: 40'

Building Footprint: 10' x 10'

Planting Area: 10' x 10'

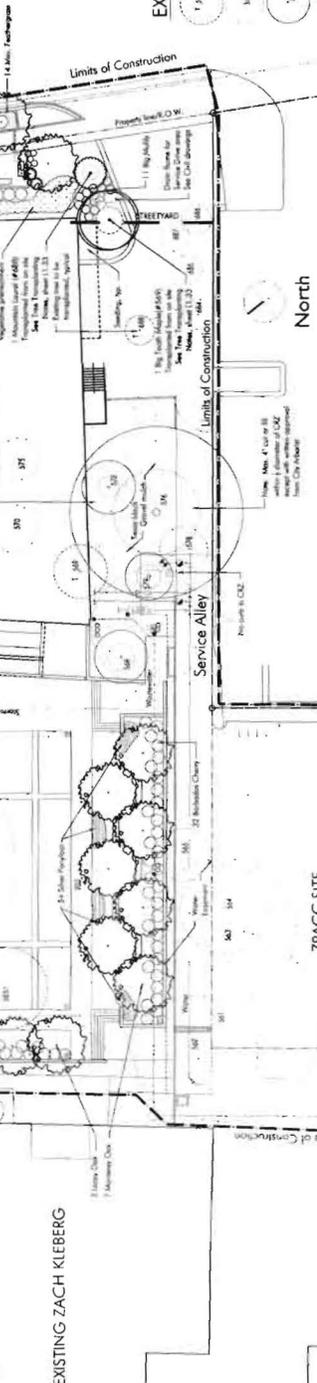
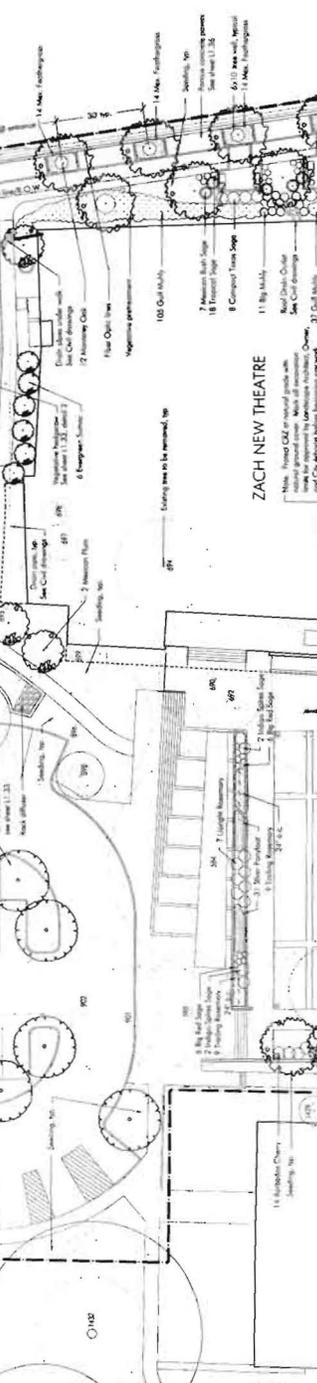
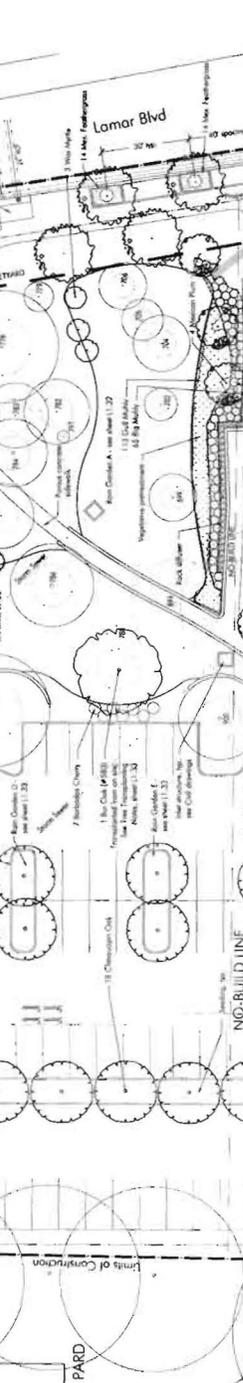
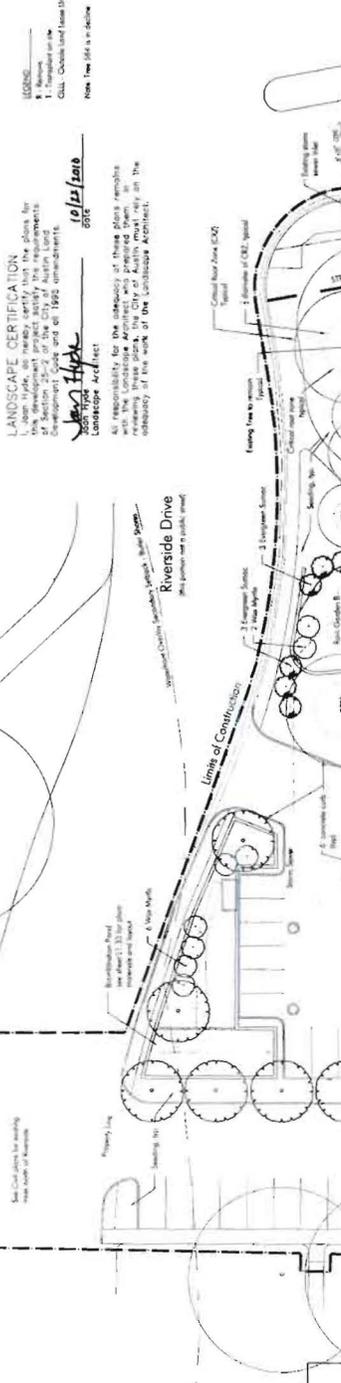
Planting Density: 10 plants per 100 sq ft

Total Planting Area: 100 sq ft

Total Planting Quantity: 10 plants

EXISTING TREE LEGEND

- 1. Tree to be removed
- 2. Tree to be retained
- 3. Tree to be preserved
- 4. Tree to be replanted
- 5. Tree to be replaced
- 6. Tree to be maintained
- 7. Tree to be protected
- 8. Tree to be monitored
- 9. Tree to be documented
- 10. Tree to be inventoried
- 11. Tree to be mapped
- 12. Tree to be surveyed
- 13. Tree to be analyzed
- 14. Tree to be evaluated
- 15. Tree to be assessed
- 16. Tree to be inspected
- 17. Tree to be examined
- 18. Tree to be reviewed
- 19. Tree to be checked
- 20. Tree to be verified
- 21. Tree to be confirmed
- 22. Tree to be validated
- 23. Tree to be authenticated
- 24. Tree to be certified
- 25. Tree to be accredited
- 26. Tree to be authorized
- 27. Tree to be approved
- 28. Tree to be accepted
- 29. Tree to be agreed
- 30. Tree to be acknowledged
- 31. Tree to be recognized
- 32. Tree to be known
- 33. Tree to be famous
- 34. Tree to be renowned
- 35. Tree to be illustrious
- 36. Tree to be eminent
- 37. Tree to be distinguished
- 38. Tree to be exceptional
- 39. Tree to be extraordinary
- 40. Tree to be remarkable
- 41. Tree to be noteworthy
- 42. Tree to be significant
- 43. Tree to be important
- 44. Tree to be consequential
- 45. Tree to be momentous
- 46. Tree to be momentary
- 47. Tree to be ephemeral
- 48. Tree to be transitory
- 49. Tree to be fleeting
- 50. Tree to be passing



LANDSCAPE CERTIFICATION

I, the undersigned, certify that the plans for the landscape design and construction of the site are in accordance with the requirements of the City of Austin, Texas, and the State of Texas, and that the same have been prepared by me or under my direct supervision and control, and that I am a duly licensed landscape architect in the State of Texas.

10/15/2015

OSR

OSR

OSR Landscape Architect

LANDSCAPE CALCULATIONS:

Street Yard: 10' x 10' = 100 sq ft

Planting Area: 10' x 10' = 100 sq ft

Planting Density: 10 plants per 100 sq ft

Total Planting Area: 100 sq ft

Total Planting Quantity: 10 plants

EXISTING TREE LEGEND

1. Tree to be removed

2. Tree to be retained

3. Tree to be preserved

4. Tree to be replanted

5. Tree to be replaced

6. Tree to be maintained

7. Tree to be protected

8. Tree to be monitored

9. Tree to be documented

10. Tree to be inventoried

11. Tree to be mapped

12. Tree to be surveyed

13. Tree to be analyzed

14. Tree to be evaluated

15. Tree to be assessed

16. Tree to be inspected

17. Tree to be examined

18. Tree to be reviewed

19. Tree to be checked

20. Tree to be verified

21. Tree to be confirmed

22. Tree to be validated

23. Tree to be authenticated

24. Tree to be certified

25. Tree to be accredited

26. Tree to be authorized

27. Tree to be approved

28. Tree to be accepted

29. Tree to be agreed

30. Tree to be acknowledged

31. Tree to be recognized

32. Tree to be known

33. Tree to be famous

34. Tree to be renowned

35. Tree to be illustrious

36. Tree to be eminent

37. Tree to be distinguished

38. Tree to be exceptional

39. Tree to be extraordinary

40. Tree to be remarkable

41. Tree to be noteworthy

42. Tree to be significant

43. Tree to be important

44. Tree to be consequential

45. Tree to be momentous

46. Tree to be momentary

47. Tree to be ephemeral

48. Tree to be transitory

49. Tree to be fleeting

50. Tree to be passing

EXISTING ZACH KLEBERG

1. Tree to be removed

2. Tree to be retained

3. Tree to be preserved

4. Tree to be replanted

5. Tree to be replaced

6. Tree to be maintained

7. Tree to be protected

8. Tree to be monitored

9. Tree to be documented

10. Tree to be inventoried

11. Tree to be mapped

12. Tree to be surveyed

13. Tree to be analyzed

14. Tree to be evaluated

15. Tree to be assessed

16. Tree to be inspected

17. Tree to be examined

18. Tree to be reviewed

19. Tree to be checked

20. Tree to be verified

21. Tree to be confirmed

22. Tree to be validated

23. Tree to be authenticated

24. Tree to be certified

25. Tree to be accredited

26. Tree to be authorized

27. Tree to be approved

28. Tree to be accepted

29. Tree to be agreed

30. Tree to be acknowledged

31. Tree to be recognized

32. Tree to be known

33. Tree to be famous

34. Tree to be renowned

35. Tree to be illustrious

36. Tree to be eminent

37. Tree to be distinguished

38. Tree to be exceptional

39. Tree to be extraordinary

40. Tree to be remarkable

41. Tree to be noteworthy

42. Tree to be significant

43. Tree to be important

44. Tree to be consequential

45. Tree to be momentous

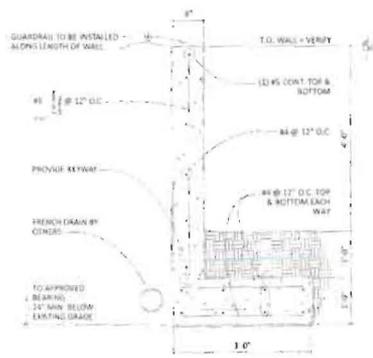
46. Tree to be momentary

47. Tree to be ephemeral

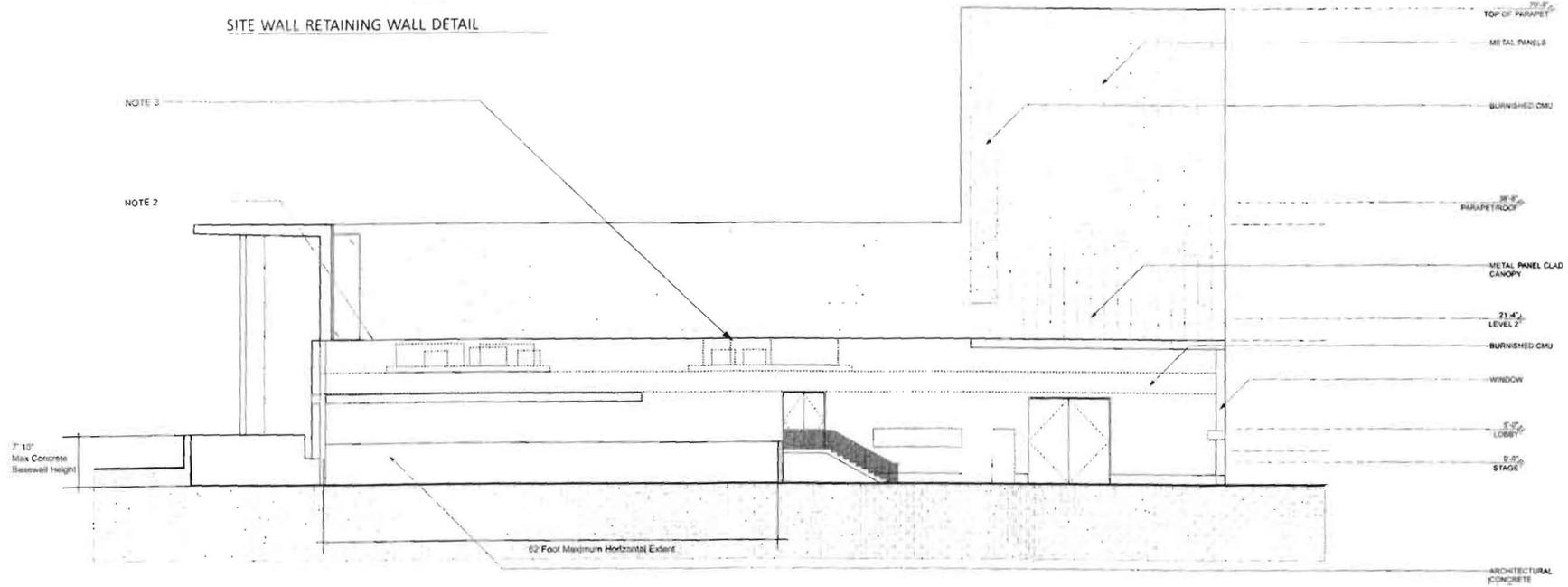
48. Tree to be transitory

49. Tree to be fleeting

50. Tree to be passing



SITE WALL RETAINING WALL DETAIL



- NOTE 1: CONTINUOUS CONCRETE BASEWALL (SP 32 LDC 25-2-721(E) (3))
- NOTE 2: BUILDING FACADE DOES NOT EXTEND HORIZONTALLY MORE THAN 62 FEET (SP 32 LDC25-2-721(E) (4))
- NOTE 3: ALL MECHANICAL UNITS ARE COMPLETELY SCREENED BY BUILDING PARAPET WITH THE IDENTICAL MATERIALS AS THE REST OF THE BUILDING (SP24)

SITE PLAN APPROVAL SHEET 33 OF 35
 FILE NUMBER SP 3015-00510 APPLICATION DATE 11/14/10
 APPROVED BY COMMISSION ON LARER SECTION
 CHAPTER OF THE CITY OF AUSTIN CODE
 EXPIRATION DATE (25-3-01.LDC) CASE MANAGER
 PROJECT EXPIRATION DATE (02/LAR/70905-A) DWG 002

1 SOUTH ELEVATION
 Scale: 1/8" = 1'-0"

Director, Planning and Development Review Department
 RELEASED FOR GENERAL COMPLIANCE: 02/04/11
 Max. 1 Correction 1
 Max. 2 Correction 2
 Max. 3 Correction 3
 Final plans must be resubmitted by the Project Expiration Date. If applicable, (Subsequent site plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of commencement of building permit is not required), must also be approved prior to the Expiration Date.

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

ZACH

1510 TOOMEY ROAD
AUSTIN, TX 78704

ANDERSSON-WISE

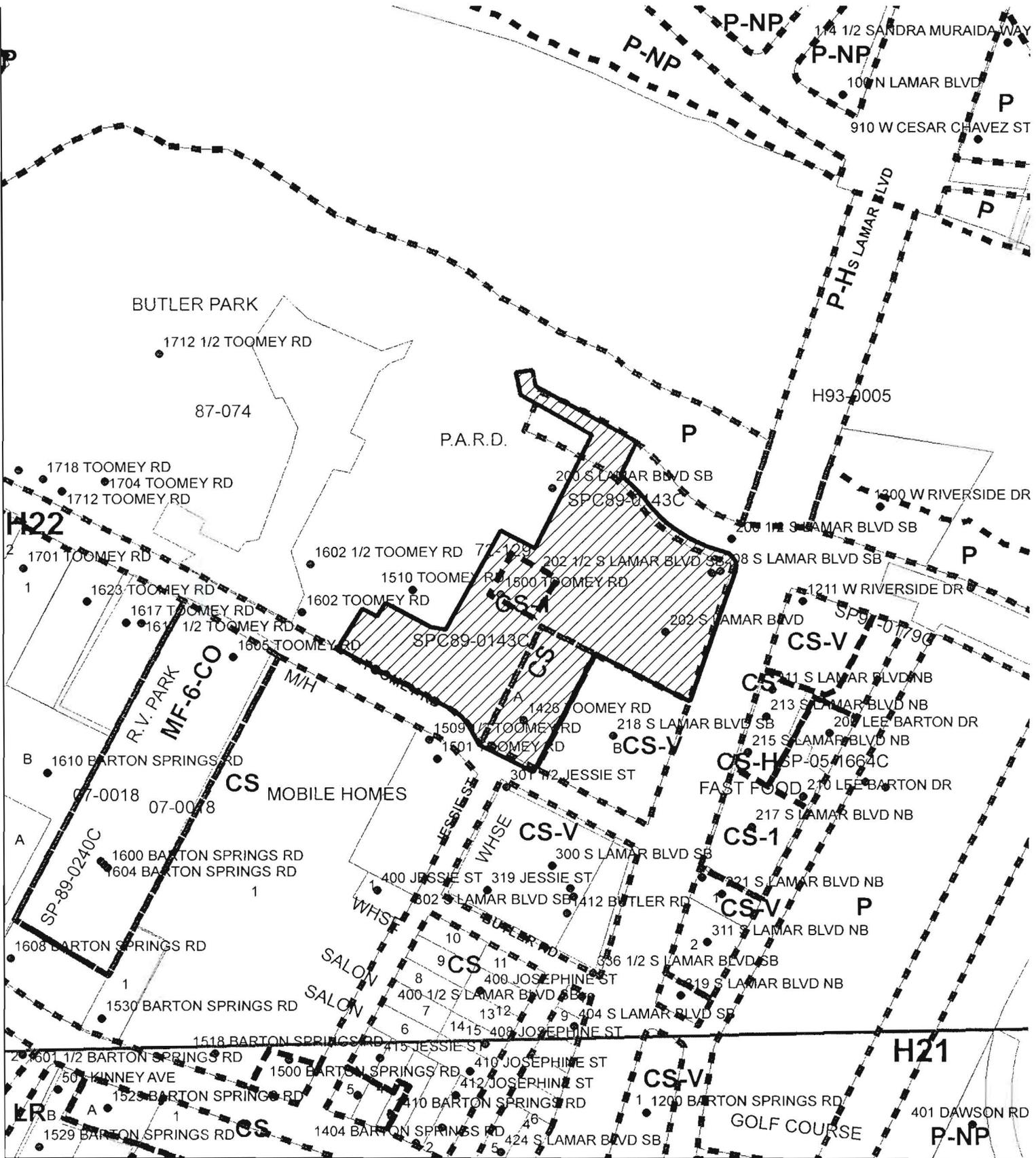
307 BURNETT ST., SUITE 800
AUSTIN, TEXAS 78701
PH: 512.476.1210 FAX: 512.476.0868

DATE: 11/14/10
 DRAWN: CC
 CHECKED: PW
 REVISIONS:

SITE DEVELOPMENT PERMIT

EXTERIOR ELEVATIONS

SHEET:
A1.37



SPC-2010-0061C

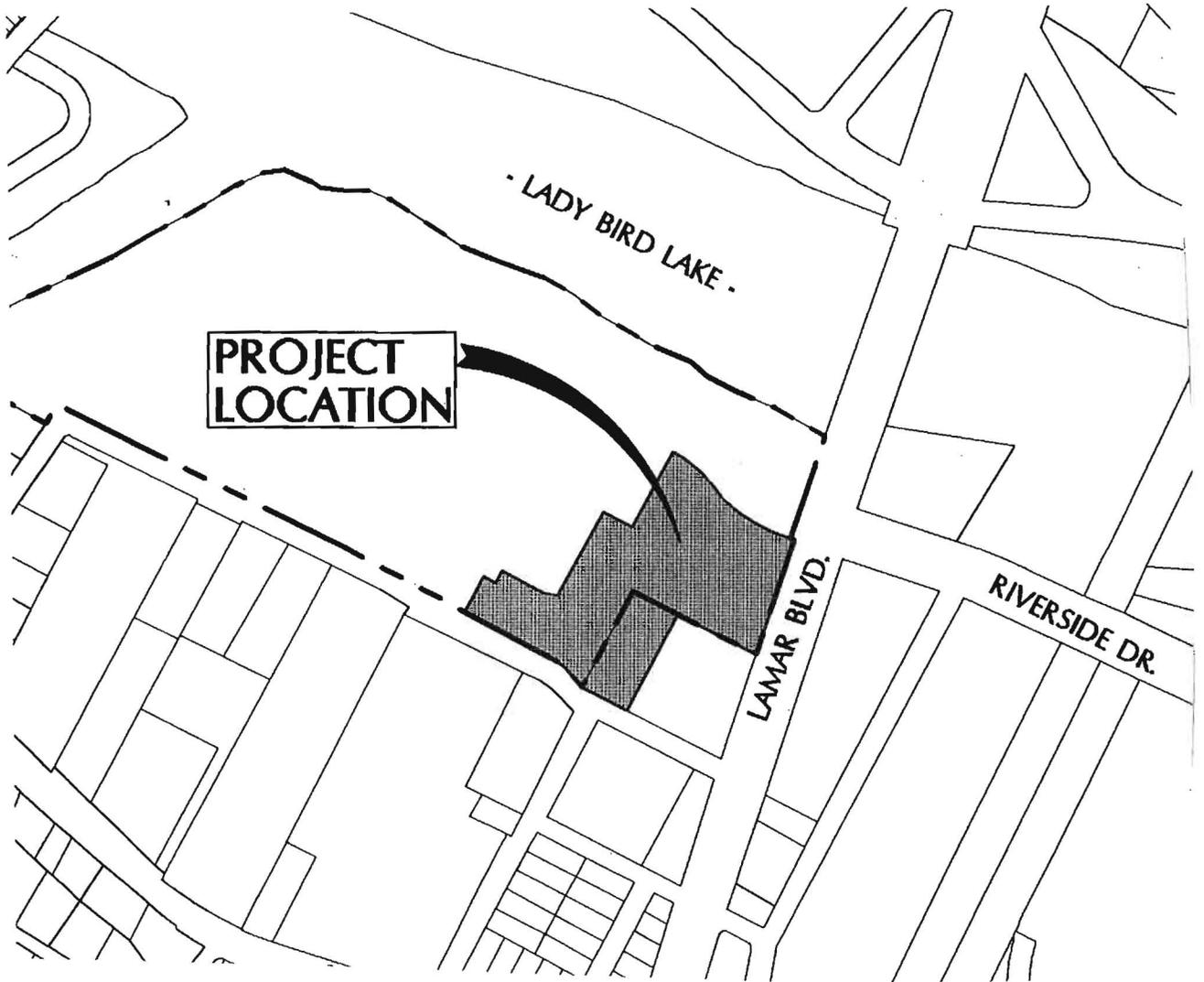
CASE#: SPC-2010-0061C
 ADDRESS: 202 S Lamar Blvd
 GRID: H22
 MANAGER: NIKKI HOELTER

 SUBJECT TRACT
 ZONING BOUNDARY

OPERATOR: C.Casillas



This map has been produced by site plan review for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



**PROJECT
LOCATION**

LADY BIRD LAKE

LAMAR BLVD.

RIVERSIDE DR.



City of Austin

Founded by Congress, Republic of Texas, 1839
Planning and Development Review Department
One Texas Center, 505 Barton Springs Road
P.O. Box 1088, Austin, Texas 78767-8835

January 19, 2010

Catherine Craig
Andersson Wise Architects
807 Brazos Street, Suite 800
Austin, TX 78701

Re: ZACH Scott Theater – Alternative Equivalent Compliance

Dear Ms. Craig,

The Planning and Development Review Department has reviewed your informal request for Alternative Equivalent Compliance pursuant to Sec. 1.5.3.A of *Subchapter E: Design Standards and Mixed Use* dated January 15, 2009, for the subject property. Your request for an alternative to the following subsection in *Subchapter E* is recommended subject to the following conditions:

- Sec. 2.2.6 to allow the building to have its entrance oriented towards the plaza, as opposed to S. Lamar Blvd.
- Sec. 3.2.2 to allow the building to not meet the required glazing requirements on all building facades.

This alternative is recommended pursuant to Sec. 1.5.4 of *Subchapter E*: because the physical design characteristics unique to the proposed use make strict compliance with the subject standard impracticable. The Design Standards give an exception for Civic Buildings for Sec. 2.2.2(D) – Building Placement in order for community spaces to have creative and usable layout options, and the building's orientation along S. Lamar provides an active Supplemental Zone with shaded seating. The applicant proposes to improve the greenspace located at the corner of Riverside and S. Lamar into a rain garden, as well as a double row of trees along the Core Transit Corridor sidewalk along S. Lamar. The fly tower associated with a theater will serve as a landmark for the building along S. Lamar, and the entryway facing the plaza will encourage a campus feel between the adjacent ZACH Scott buildings. Glazing will be less than Subchapter E requires due to the hardship of a theater building's prevention of lighting to penetrate the light-controlled stage area.

Should you have any questions, please contact me at 974-2826.

Sincerely,

Sarah Graham
Senior Planner

SPI



MEMORANDUM

TO: Design Commission

FROM: Nick Naccarato
 Redevelopment Project Manager
 Economic Growth & Redevelopment Services Office

A.

Susan Benz
 Susan Benz
 Benz Resource Group

DATE: May 25, 2010

SUBJECT: ZACH New Theatre

The ZACH Theatre project team respectfully submits the following responses to the May 7, 2010 Design Commission recommendation letter.

The ZACH team believes this civic building on parkland embodies the Shared Values for Urban Areas and the Vision for Urban Places goals stated in the Urban Design Guidelines for Austin. The design team strived for a building orientation and site design that creates a comfortable urban environment by providing shelter from the harsh Texas sun and a reorientation away from fast moving Lamar vehicular traffic to slower pedestrian-oriented spaces.

- *"The Commission recommends that the project build to the property line along Lamar if it can accommodate the double row of trees shown in the plan."*

Response:

The project design team is proposing a double row of Monterrey Oaks along the Lamar Boulevard sidewalk on the east edge of the property to enhance the pedestrian experience. See Exhibits A, B and H. The second row of trees is entirely within the property line. The theatre is positioned as closely as possible against the second row of trees. Moving the theatre closer to the property line would require the removal of the second row of trees.

- *"The Commission recommends that the orientation of the building along Lamar be aligned with the angle of the street."*

Response:

If the theatre were rotated to align the east façade parallel with Lamar Boulevard, more of the southern "service drive" side of the building would be exposed to the view of motorists and pedestrian traffic on Lamar Boulevard.

The alignment allows for space along the south side of the building for additional landscaping of the staff and actor pedestrian paths and loading area. See Exhibits A and H.

The alignment of the theatre has received support from the City of Austin Office of the Arborist, Parks and Recreation Department and an independent arborist for an acceptable distance from a 21" Live Oak (Tree #576) on the south side of the theatre that is to remain. The alignment also allows for a 9" Big Tooth Maple (Tree #568) at the southwest corner of the theatre and an 8" Spanish Oak (Tree #898) at the northwest corner of the theatre to remain and eases the impact on a 14" Spanish Oak (Tree #900) and a 19" Live Oak (Tree #787), both on the north side of the theatre near the new parking lot.

Additional rotation of the theatre would require the removal of two of the existing trees above and unacceptable encroachment into the critical root zone of the 21" Live Oak.

- *"The Commission recommends that the internal orientation of the theater building address Lamar, or address both Lamar and the Internal campus together rather than the campus alone."*

Response:

The design team believes that the theatre design addresses Lamar Boulevard to the east, Lady Bird Lake and its Hike and Bike Trail to the north and the existing ZACH Theatre campus to the west. We recognize that the specific use of the building, particularly sound and light isolation requirements essential to a theatre stage and auditorium, limit opportunities for public entryways and vision glazing; however, we have endeavored to create unique pedestrian experiences along three of the public facades.

The main entrance of the theatre is oriented west towards a new public plaza that is central to the ZACH campus. See exhibits A and C.

The north facade of the theatre faces Lady Bird Lake, downtown and a large landscaped rain garden that acts as a front yard to the theatre. A two story transparent lobby space faces onto the rain garden. The north facade creates the most prominent view of the theatre as one approaches from the Pfluger Pedestrian Bridge or the Lamar Boulevard vehicular bridge. See Exhibit D.

The 70' fly tower, located directly above the stage for scenery to "fly" up into, is the tallest part of the theatre and faces Lamar Boulevard. The fly tower is intentionally oriented such that the thinner dimension of the tower faces Lady Bird Lake, creating an elegant proportion as one approaches the theatre from either the north or south. See Exhibit D.

The mass of the tower on the south, east and north sides is broken up by changes in material and facade recesses. See Exhibits D, F and G.

At street level along Lamar Boulevard, a pleasant pedestrian experience through an allée of trees has been purposefully created. Seating areas between the sidewalk and the theatre are landscaped with low evergreens and plants that provide seasonal color, creating refuge from the vehicular traffic of Lamar Boulevard while maintaining the rhythm of the streetscape. See Exhibit E.

The pedestrian experience is further activated by a linear marquee that will have changing displays promoting ZACH's performance season. See Exhibit B.

Consideration has been given to the paths that visitors to the theatre and plaza will take, whether approaching by foot, bicycle, public transportation or private vehicle. Visitors approaching from the Pfluger Pedestrian Bridge and the Lady Bird Lake Hike and Bike Trail will travel a path through the rain garden from the northeast corner of the site to the plaza. Visitors approaching from the bus stop at Toomey Road and Lamar Boulevard to the south will travel a path on the north side of the theatre that is accentuated by a wide connection to the Lamar Boulevard sidewalk, flowering trees and path lighting. Visitors arriving by private vehicle will park either in the new expanded parking lot at the northwest corner of the site or in the existing parking lot to the west of the Whisenhunt Theatre and approach along an existing covered walkway. See Exhibit H.

- *"The Commission recommends that the multi-use of the plaza be explored. Connections between the plaza and public areas outside the ZACH complex should be strengthened and made explicit to allow public use of the open spaces."*

Response:

Both the plaza and the new expanded parking lot will be open to the public when a special event at ZACH is not taking place. It is expected that the plaza will be activated by visitors to the Hike and Bike Trail who can park in the parking lot and exercise or stretch on the plaza. Nearby bicycle racks provide parking for cyclists who want to use the plaza. See Exhibit A.

The plaza will be accessed from the Hike and Bike Trail and Lamar Boulevard by means of lit paths through the rain garden in the northeast quadrant of the site. See Exhibit H.

The plaza has been sized to accommodate the capacity of the theatre (418 patrons) at a seated dinner under a tent. The plaza, as well as the theatre, will be available to rent by the public for special events.

The plaza will accommodate various activities, including:

- Providing a space for children's education programs at ZACH with safe access to the new theatre from existing and future ZACH buildings.
 - Connecting the ZACH buildings into a working campus
 - Providing performance and event space sheltered from the Lamar Boulevard traffic
 - Providing an exercise and stretching space for Lady Bird Lake Hike and Bike Trail users.
 - Providing a gathering space for the South Lamar Boulevard pedestrian district.
- *"The Commission recommends that ZACH explore establishing a maintenance agreement with Parks and Recreation for the maintenance of its landscaped areas that does not place an added burden on PARD in perpetuity."*

Response:

The 2004 Lease Between The City of Austin And ZACH Scott Theatre Center requires ZACH to maintain, at its own expense, all facilities and improvements within the lease premises. In February, the project team began the process for a License Agreement with the City of Austin to maintain the right of way landscaping along Lamar Boulevard to ensure consistency in the level of maintenance.

- *“The Commission requested a presentation of the project well before the Alternative Equivalent Compliance request yet the project was not presented to the Commission until a few weeks after Alternative Equivalent Compliance was approved.”*

Response:

The ZACH project team received a request for a presentation from the Design Commission on December 14, 2009, the day of the rescheduled December Design Commission meeting. The ZACH team immediately began preparing for a January 25, 2010 presentation.

The Alternative Equivalent Compliance approval letter was dated and received by the ZACH team on January 19, 2010. The letter was submitted to the Design Commission as additional supporting documentation prior to the January presentation.

- *“The Commission also encourages that the building be moved northward to the building set back line to allow for more landscape buffering between the existing parking lot to the south and the proposed loading drive.”*

Response:

The location of the proposed service drive is not dependent on building location, but rather the decision by the project team to protect the 21” Live Oak tree (Tree #576). The minimum 12’ wide drive must pass to the south of the tree. To move the drive toward the tree to allow for more landscape buffering would have a greater impact the critical root zone and overhead limbs and could require removal of the 21” Oak Tree. See Exhibit A.

The ZACH team is available to answer questions you might have regarding our responses.

Exhibits Attached:

- A ZACH Site Plan
- B Lamar Pedestrian View
- C West Facade Rendering with Patron Drop-Off Area
- D View of Site from Intersection of Lamar Boulevard and Riverside Drive
- E Lamar Boulevard Seating Areas
- F View of Site From Lamar Boulevard Traveling North
- G East Building Elevation
- H Pedestrian Paths
- I Alternative Equivalent Compliance Approval Letter



City of Austin

May 27, 2010

City of Austin
Mayor and City Council
P.O. Box 1088
Austin, Texas 78704

The Parks and Recreation Board had the opportunity to hear the presentation on the proposed new ZACH Theatre at the September 2009 and March 2010 board meetings. The new theatre will create a diverse waterfront experience and improve pedestrian activity within the four (4) acre Zachary Scott Theatre Center campus it presently occupies. The project is being constructed under a public/private development agreement between the City of Austin and ZACH Scott Theatre Center, utilizing 1985 and 2006 bond election funds in addition to funds from ZACH's Capital Campaign.

The proposed development will transform the current one (1) acre of open parkland within the lease line into an active urban space that includes a public plaza open to the public. ZACH will make the plaza available to the public for public or private events that will accommodate 418 seated guests.

Construction is scheduled to start in the Fall of 2010 with completion scheduled for early 2012. The first performance is set for late Summer or Fall of 2012.

The Parks and Recreation Board is supportive of the use of parkland to expand the ZACH Scott Theatre campus as presented and its continued contribution to the arts in Austin.

Respectfully,

Linda H. Guerrero

Linda H. Guerrero, Chair
Parks and Recreation Board

CC: Marc A. Ott, Manager
Bert Lumbrellas, Assistant City Manager
Sara Hensley, Director, Austin Parks and Recreation Department

ZACH Topfer Theatre
 Boards and Commissions Presentations
 Neighboring Business and Residence Presentations

SP1

Boards & Commissions	Meeting Date, Time & Location	Submittal Deadline	Required Submittal Material	Action Taken / N
Parks Board	September 22, 2009	September 16, 2009	16 Printed Copies of PowerPoint to Tino Garcia @ PARD (Bring PowerPoint to Parks Board For IT Technician)	No action taken
Design Commission	January 25, 2010	January 15, 2010	"Schematic Stage Presentation" Submittal Requirements are listed in DC Submittal Process	Sub-Committee assigned recommendation letter
Design Commission	February 22, 2010 5:45 PM Boards & Commissions @ City Hall	NA	No Submittal Required Commission Finalizes Sub-Committee's Draft Recommendation Letter Susan and Nick will attend to respond to questions and comments	Action on recommendation letter
Design Commission	March 22, 2010 5:45 PM Boards & Commissions @ City Hall	March 12, 2010	"Detailed Design Document Presentation" Submittal Requirements Are Listed In DC Submittal Process (This presentation is a courtesy review only. No action to be taken.)	Action on recommendation letter Commission's comments more January presentation
Parks Board	March 23, 2010 6:00 PM Boards & Commissions @ City Hall	March 17, 2010	16 Printed Copies of PowerPoint to Tino Garcia @ PARD (Bring PowerPoint to Parks Board For IT Technician)	No action taken on March Letter of support written Mayor & Council on March
Urban Forestry Board	March 24, 2010 6:30 PM PARD Board Room @ PARD Headquarters	March 10, 2010	CD of PowerPoint Tailored to UFB 12 Printed Copies of PowerPoint Board's Interest: Trees To Be Removed And Species To Be Planted	No action taken
Waterfront Planning Advisory Board	April 12, 2010 5:00 PM One Texas Center, Room 500	April 6, 2010	CD of PowerPoint and 2 Color Paper Copies PDF of PowerPoint Mailed To Sue	No action taken
Design Commission	April 26, 2010 5:45 PM Boards & Commissions @ City Hall	NA	No Submittal Required Commission Finalizes Sub-Committee's Draft Recommendation Letter Susan and Nick will attend to respond to questions & comments	Letter discussed and approved ZACH team awaiting final letter will prepare response to
Urban Forestry Board	3rd Wednesday May 19 6:30 PM PARD Board Room @ PARD Headquarters	May 12, 2010	CD of PowerPoint Tailored to UFB 12 Printed Copies of PowerPoint Board's Interest: Trees To Be Removed And Species To Be Planted	5-0-2 vote to support the project the relocation of the Bur suitable location
Reception / Presentation For Area Businesses	May 19, 2010	NA		
Reception / Presentation For Area Residents	May 25, 2010	NA		
PC Code & Ordinance Subcommittee	July 20, 2010 6:00 PM City Hall Conference Room 1029	NA	No Submittal Required Susan and Nick will attend.	Unanimously approved staff to amendment to Section 25-2-84 boundaries permitted for Com
Planning Commission	July 27, 2010 6:00 PM Council Chambers	NA	No Submittal Required Susan and Nick will attend.	Unanimously approved staff to amendment to Section 25-2-84 boundaries permitted for Com
Boards & Commissions	Meeting Date, Time & Location	Submittal Deadline	Required Submittal Material	Action Taken / N
	2nd Monday September 13, 2010			Stormwater line was mistakenly lis

ZACH Topfer Theatre
 Boards and Commissions Presentations
 Neighboring Business and Residence Presentations

Land, Facilities & Program Committee	6:00 PM PARD Board Room @ PARD Headquarters	September 9, 2010	PDF of Presentation Material (either PowerPoint or color paper copies)	briefing instead of action item. Parks Board for discussion and
Urban Forestry Board	September 15, 2010 6:30 PM PARD Board Room @ PARD Headquarters	September 8, 2010	12 Color Paper Copies of Related Landscape and Civil Drawings	Unanimously approved new loc
Environmental Board	September 15, 2010 6:00 PM Council Chambers	September 8, 2010	8 Color Paper Copies of PowerPoint	4 - 1 Vote To Support Project 2 Board Members A
Parks Board	September 28, 2010 6:00 PM Boards & Commissions @ City Hall	September 22, 2010	17 Color Paper Copies of Related Drawings From CDs and / or PowerPoint Slides	Request approval of storm on parkland outside of I <i>Waiting on minutes to rec</i>
Zilker Neighborhood Association	October 4, 2010 7:00 PM Arts Rib House			Review banners prior to Sign ZNA asked ZACH to resched heavy agenda. ZACH learned to deny the variance r
Sign Review Board	October 11, 2010 5:30 PM Council Chambers	Week of September 6, 2010	Application, Site Plan, Elevations, Renderings & Fee Due By Sept 10 Take PowerPoint To Board Meeting	Request Variance For No Presentation. ZACH tea postponement to address the deny variance request. Postp
Zilker Neighborhood Association	TBD			
Waterfront Planning Advisory Board	November 9, 2010 5:00 PM One Texas Center, Room 500	November 3, 2010	CD of PowerPoint and 2 Color Paper Copies PDF of PowerPoint Mailed To Sue Welch	Request approval of var "natural materials" and g requirements.
Planning Commission	November 23, 2010 6:00 PM Council Chambers			Request approval of and Code Amendmen
Parks Board	November 23, 2010 or December 9, 2010	November 17, 2010	17 Color Paper Copies of Related Drawings From CDs and / or PowerPoint Slides	Final courtesy presentati construction to review schedul and temporary disruption
City Council *	November 4 or 11, 2010 December 9 or 16, 2010 or later			Request approval of Code A Community Events
PARD HQ Courtesy Presentation	November 2010			Courtesy presentation to PARD to construction start to review
Sign Review Board	February 14, 2011	Week of January 10, 2011	Application, Site Plan, Elevations, Renderings & Fee Due By Sept 10 Take PowerPoint To Board Meeting	Request Variance For

* **Note:** Code amendment language to allow Community Events Use designation can go to PC and Council for approval on a separate schedule from CUP.